

The Construction of Encore Boston Harbor

Spending, Employment, and Economic Impacts

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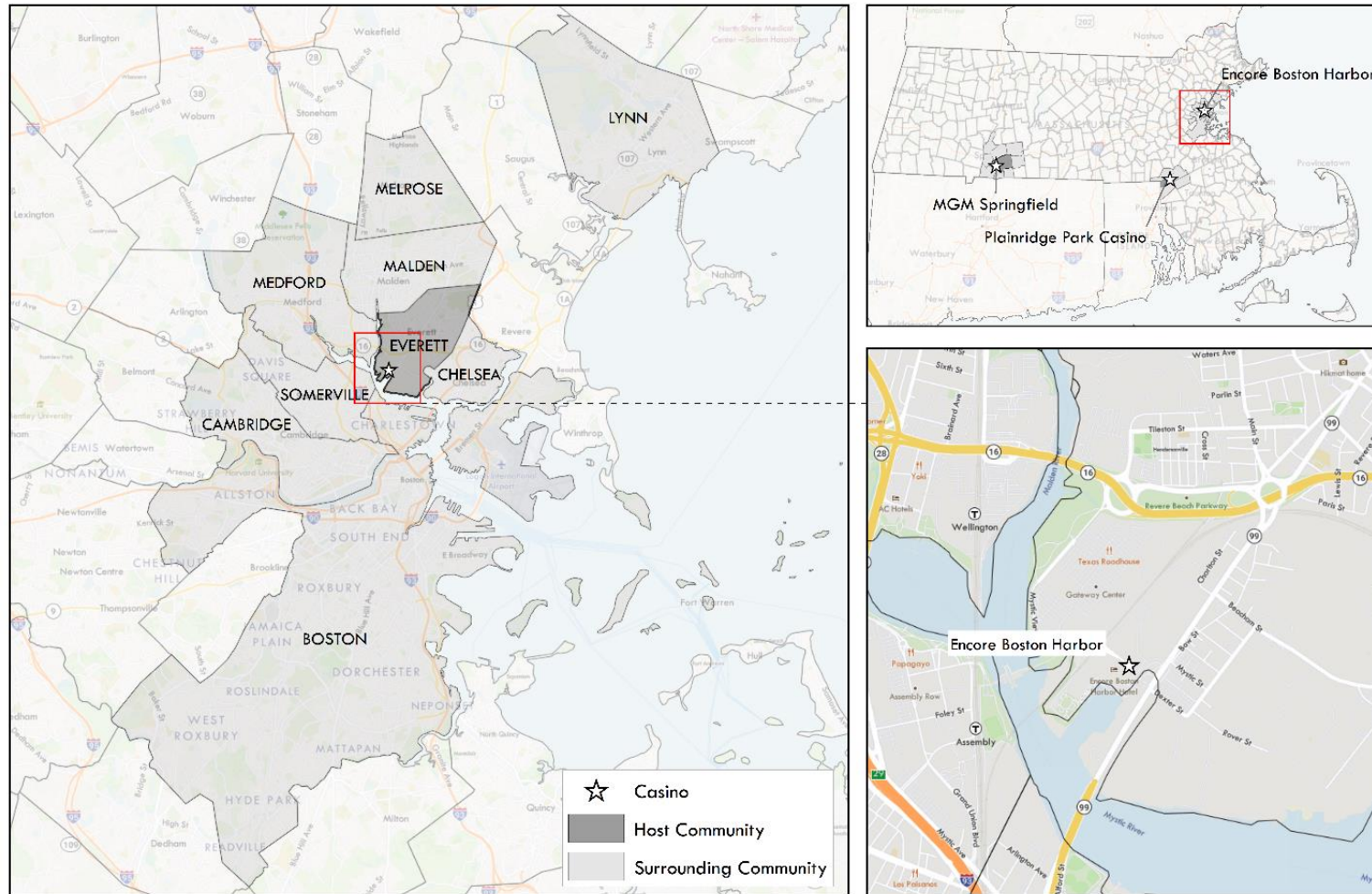
Project Overview

- **Total investment by Encore was \$2.1 billion. This study focuses on the \$1.6 billion that was construction.**
- **Our data provider was Suffolk Construction Company, which was the construction manager for Encore.**
- **Our data is a snapshot in time. It is possible that audits or similar activities could result in changes of the final numbers relative to what we have. We do not expect any material impact to these finding in such an event.**

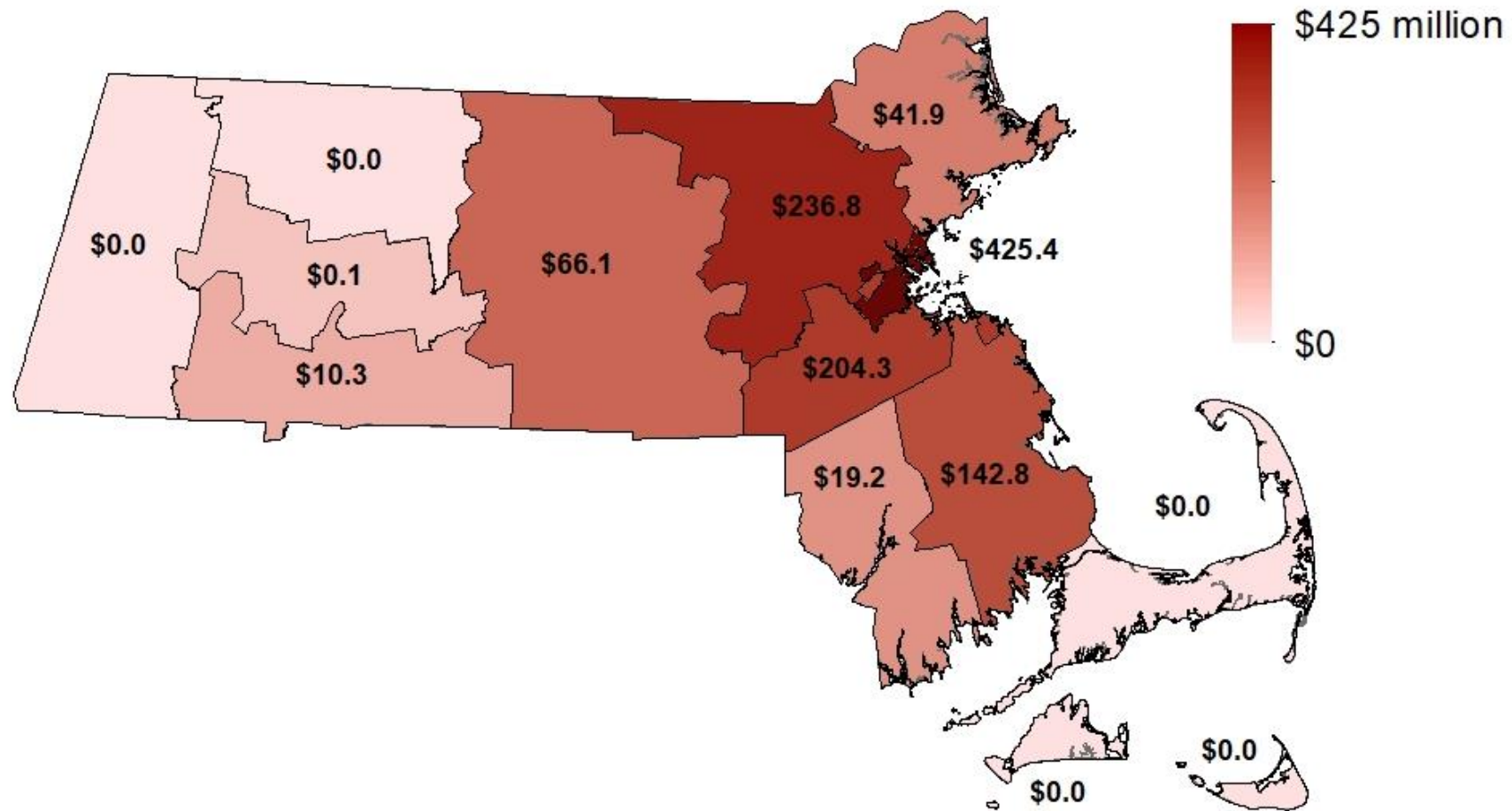
Key Findings

- **Almost 75% of construction spending went to MA businesses with 40% going to Middlesex and Suffolk Counties. Firms meeting at least one of the diversity criteria received 13% of spending.**
- **Half of instate workers resided in Middlesex and Suffolk Counties. Overall, workforce diversity was representative of the construction sector in terms of race, gender, and veteran status.**
- **Total economic activity supported by construction was about \$2.6 billion, which supported 2,500 jobs and \$1 billion of income.**

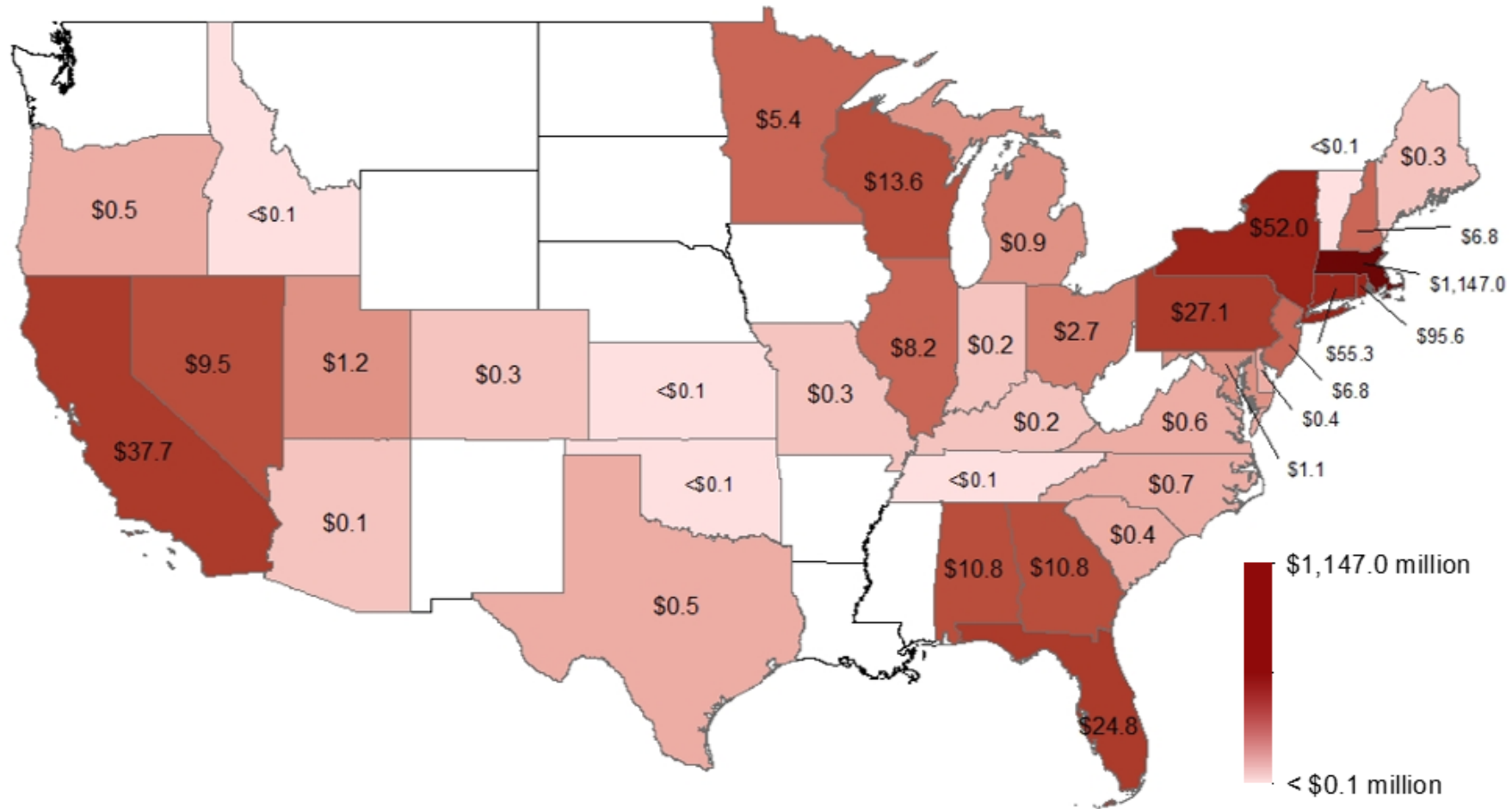
The Location of Gaming Establishments in Massachusetts



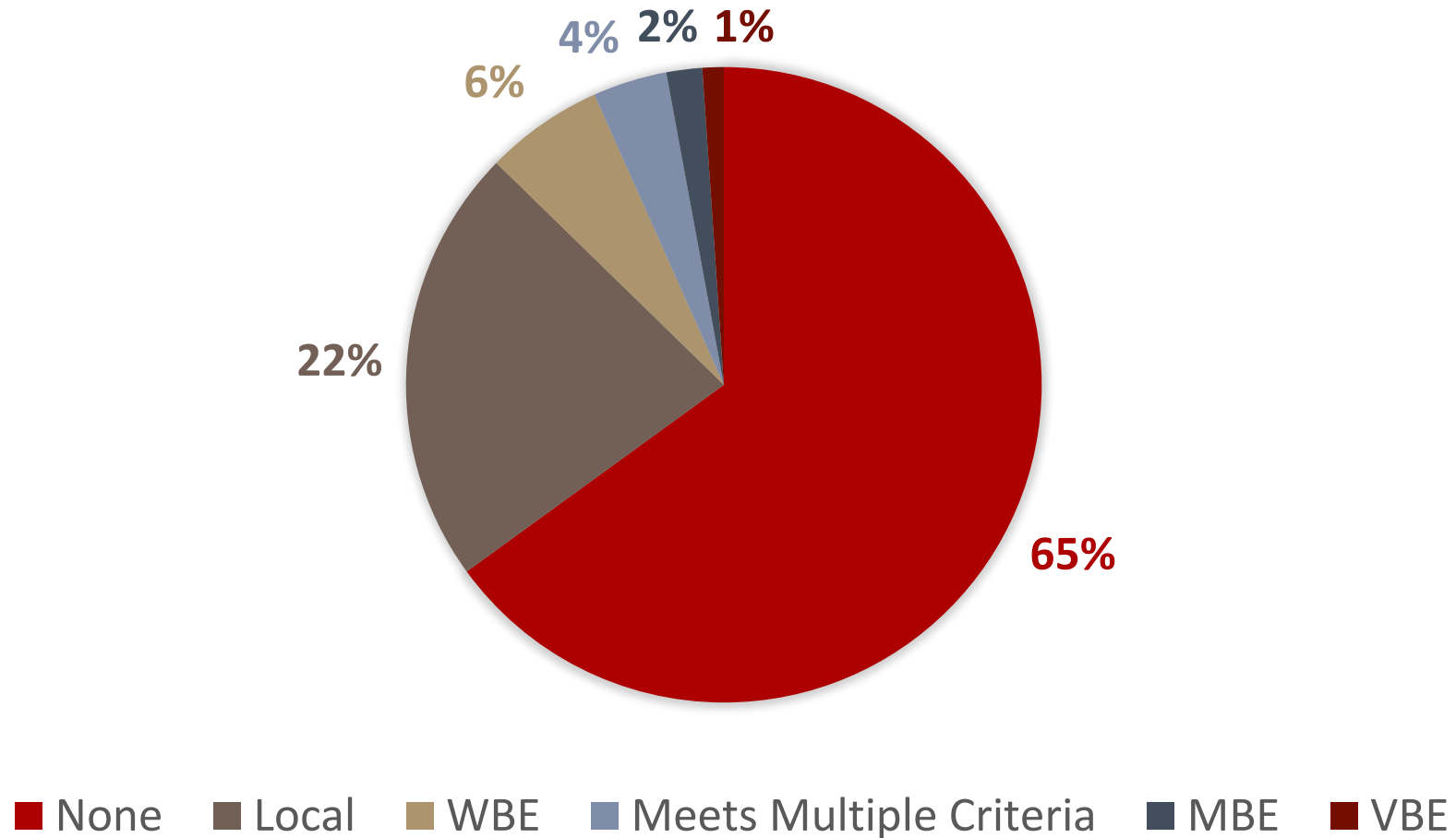
Total Contract Values by County



Total Contract Values by State



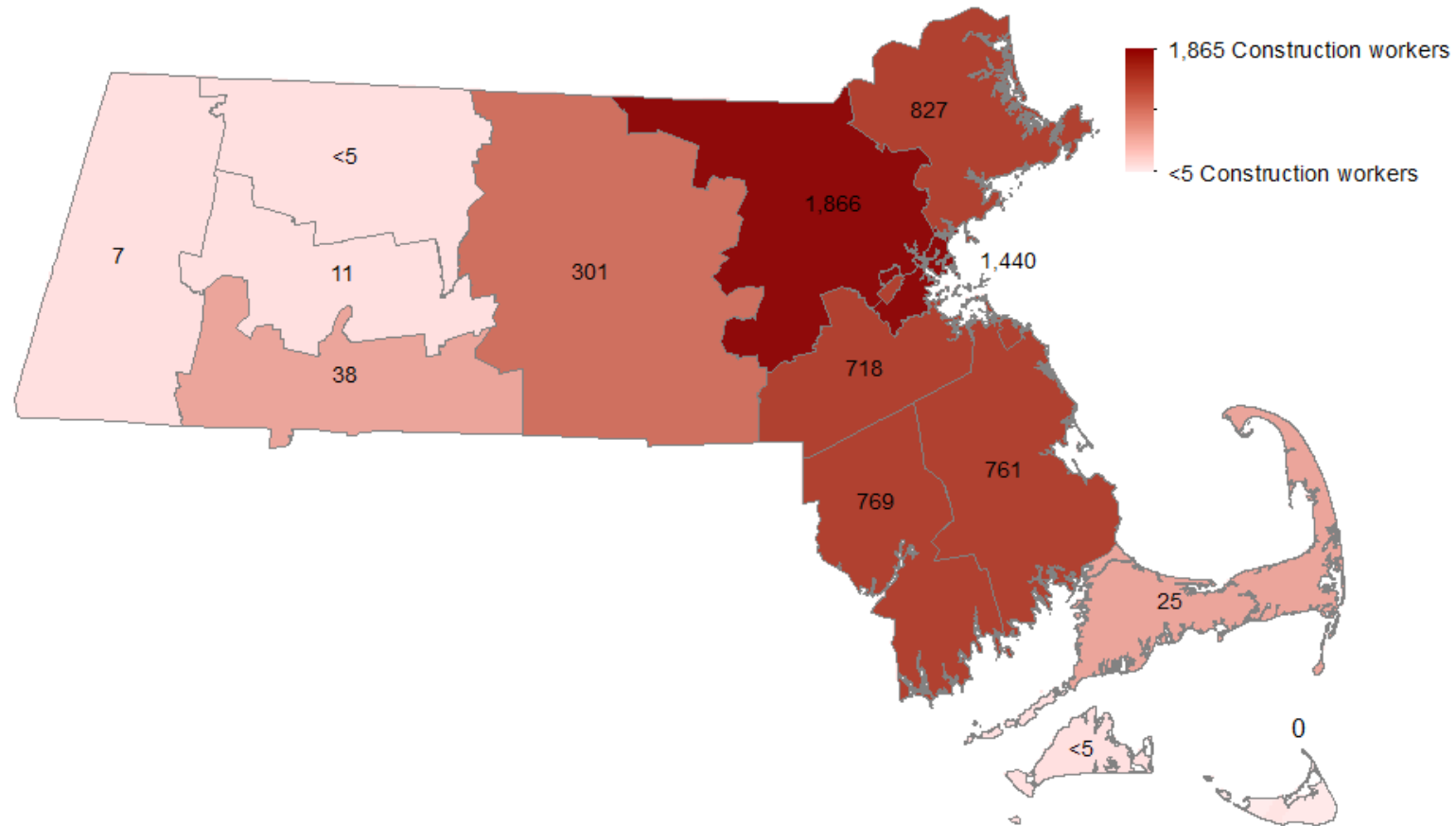
Contract Value by Company Diversity and Location Criteria



Hours and Compensation for Everett and Surrounding Communities

Geography	Total Hours	Total Gross Pay	Average Hourly Comp.
Everett	248,814	\$10,994,195	\$44.19
Surrounding Communities	1,301,988	\$60,530,378	\$46.49
All Workers	5,153,333	\$246,816,126	\$47.89

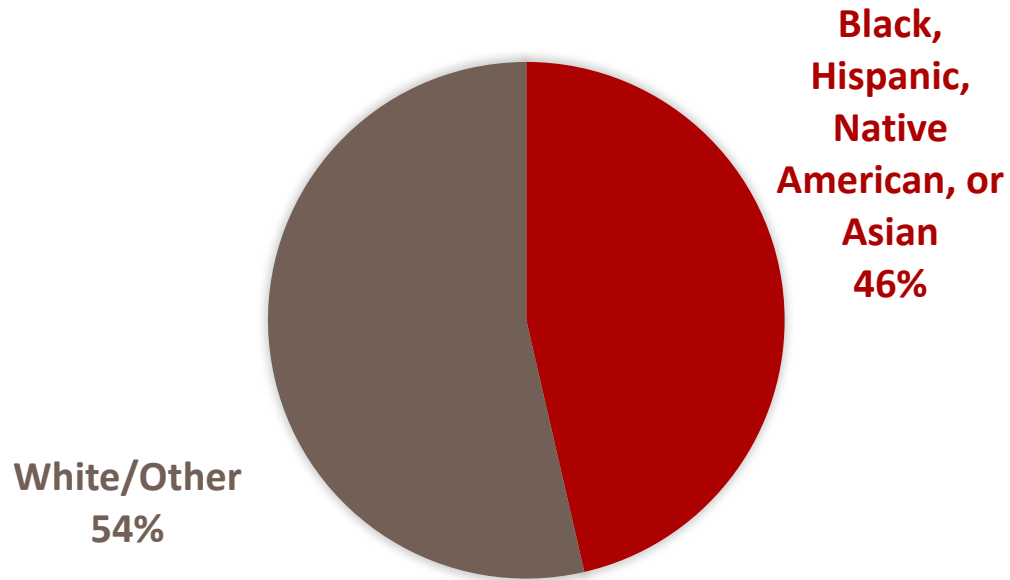
Estimate of Workers by County



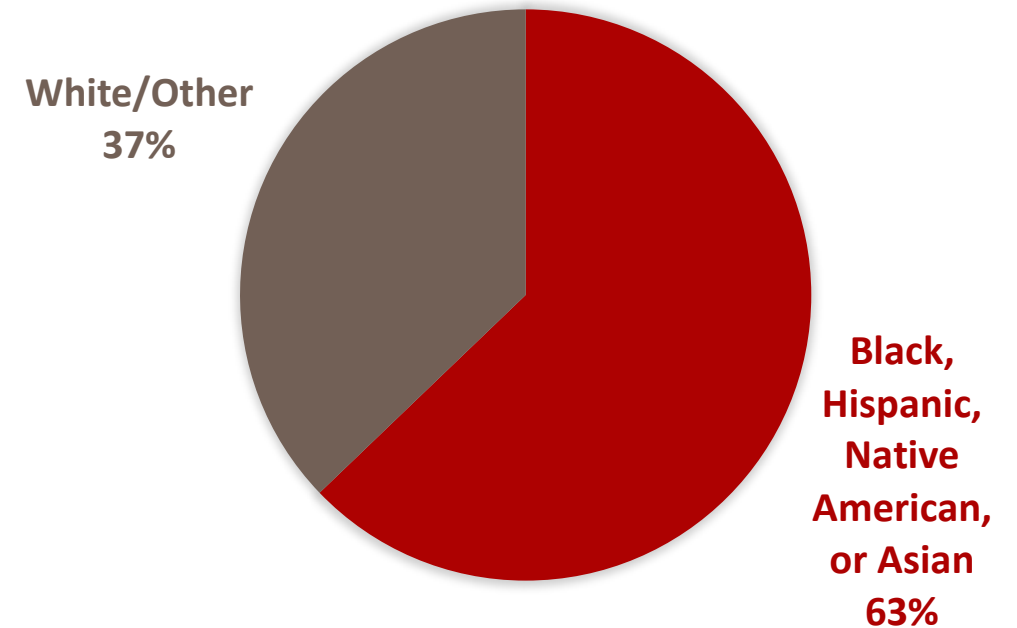
Race and Ethnicity Comparison

Overall, the demographic characteristics of MA-based workers on this project were representative of the demographic characteristics of MA-based construction workers. The data for Everett suggest this may not be the case there but are inconclusive.

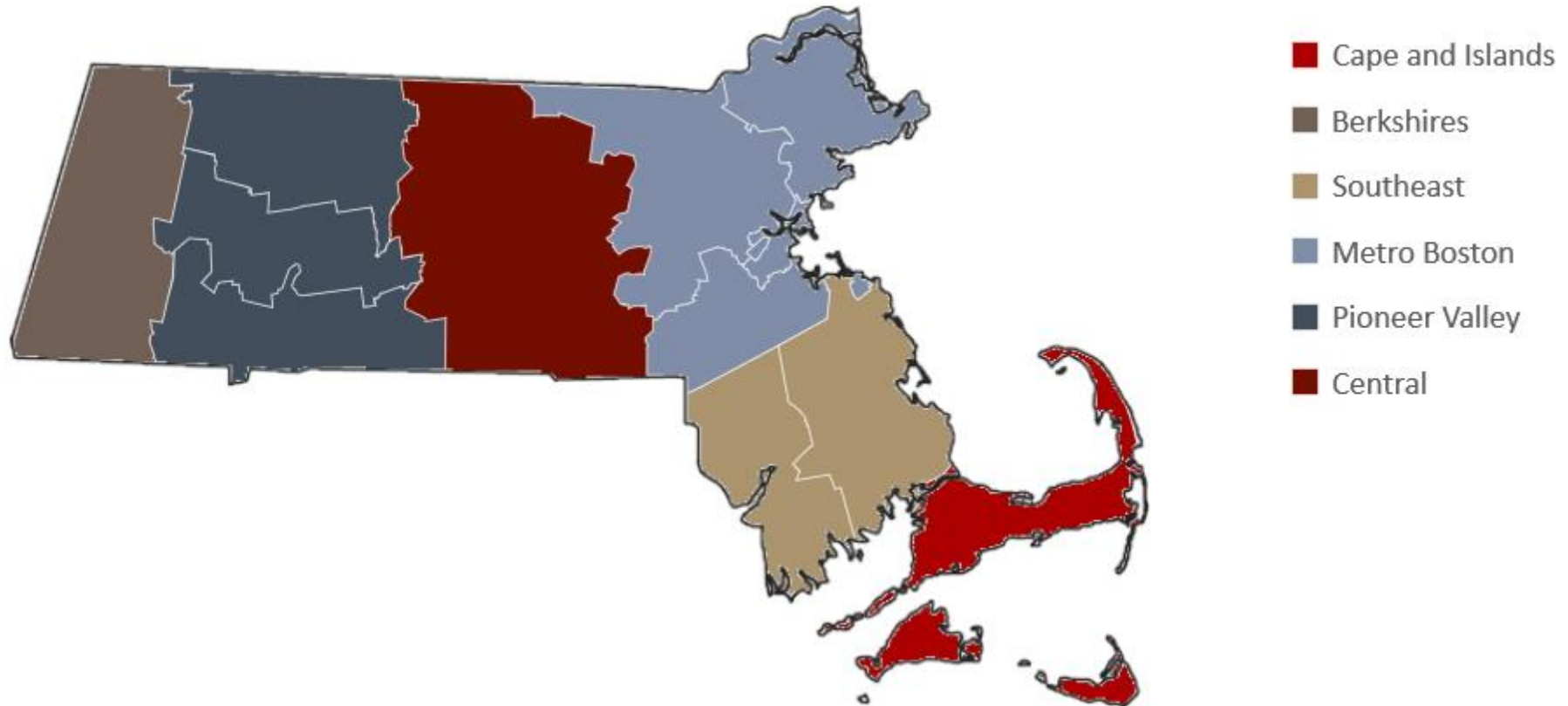
EVERETT CONSTRUCTION WORKER
HOURS



EVERETT WORKING AGE POPULATION



Regional Configuration of SEIGMA's REMI Model



Direct, Indirect, and Induced Statewide Jobs

Total Employment	2015	2016	2017	2018	2019	Average
EBH Construction Workers (Direct)	601	1,804	1,804	1,804	752	1,353
Business to Business (Indirect)	94	274	269	255	98	198
Total Induced	398	1,205	1,277	1,289	599	953
<i>Consumption-Based</i>	<i>238</i>	<i>697</i>	<i>687</i>	<i>700</i>	<i>305</i>	<i>525</i>
<i>Other Induced</i>	<i>160</i>	<i>507</i>	<i>590</i>	<i>589</i>	<i>294</i>	<i>428</i>
Total	1,093	3,283	3,351	3,348	1,448	2,505

New Economic Activity by Region (\$M)

Region	Total (Output)		Net New (Value-Added)	
	Annual Avg.	Cum.	Annual Avg.	Cum.
Metro Boston	\$407	\$2,034	\$247	\$1,233
Southeast	\$75	\$376	\$45	\$225
Pioneer Valley	\$5	\$24	\$3	\$14
Central	\$33	\$163	\$19	\$97
Berkshires	\$0	\$2	\$0	\$1
Cape and Islands	\$4	\$22	\$3	\$14
MA	\$524	\$2,621	\$317	\$1,584

Relationship between Summary Statewide Economic Impacts



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